

APPLICANT: MIAMI COUNTRY DAY SCHOOL, INC.

- (1) RU-1, BU-1 and BU-1A to RU-4L
- (2) Applicant is requesting to permit a setback varying from 3.5' to 42.75' along the rear (NE/ly) property line and a setback of a minimum of 8.92' from the interior side (north) property line (50' required for each) and a setback varying from 15' to 25' from the side street (south) property line (25' required) and to permit the school to be spaced closer than 75' from residences under different ownership to the north and south.
- (3) Applicant is requesting to permit 152 parking spaces (none permitted/80 previously approved) within the right-of-way of N.E. 107th Street.
- (4) Applicant is requesting to permit 278 lot trees (400 required) and to permit 0 street trees (46 required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Rezoning Submittal," as prepared by Max Wolfe Sturman, Architect and dated last revised 5/8/06 and consisting of 15 sheets and plans entitled "Proposed Library/Media Center," as prepared by Max Wolfe Sturman, Architect, dated stamped received 3/24/06 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tract 1 of the REVISED PLAT OF BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59, more particularly described as follows: Commence at the southwest corner of said Tract 1; thence run N87°24'29"E along the south line of said Tract 1 for a distance of 783.7' to the Point of beginning of the parcel of land hereinafter to be described; thence run N2°38'16"W for a distance of 155.45' to a point; thence run S87°28'06"W for a distance of 75' to a point; thence run N2°38'16"W for a distance of 15' to a point; thence run N87°28'06"E for a distance of 272.52' to a point; thence run N64°05'06"E for a distance of 23.99' to a point on the W/ly right-of-way line of Biscayne Canal (Canal C-8); thence run S43°16'37"E along the W/ly right-of-way line of Biscayne Canal (Canal C-8) for a distance of 237.08' to a point; said point lying on the south line of said Tract 1; thence run S87°24'49"W along the said south line of Tract 1 for a distance of 373.96' to the Point of beginning. Together with: Tract "P" west 75' of the Philip W. Shaw tract. Commence at the northwest corner of Tract 1, BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59; thence run east along the north line of Tract 1, aforesaid plat for a distance of 708.7'; thence run south for a distance of 15' to the Point of beginning of this parcel; thence continue south and parallel to the west line of the aforesaid Tract 1, for a distance of 156.75' to the south line of Tract 1; thence run east for a distance of 75'; thence run north for a distance of 156.75'; to the south line of Tract 1, thence run east for a distance of 75'; thence run north for a distance of 156.75'; thence run west parallel to the north line of Tract 1, for a distance of 75' to the Point of beginning, together with: the east 608.7' of the west 708.7' of Tract 1, of the REVISED PLAT OF BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59, TOGETHER WITH: Begin at the southwest corner of Tract

CONTINUED ON PAGE TWO

APPLICANT: MIAMI COUNTRY DAY SCHOOL, INC.

PAGE TWO

1, REVISED PLAT OF BISCAYNE TROPICAL GARDENS, Plat book 34, Page 59; thence run east along the south line of said Tract 1, said line being the north line of N.E. 107th Street, 100' feet to a point; thence run north 71.76', parallel to the west line of said tract 1, said west line being the east line of N.E. 6th Avenue; thence run west parallel to the south line of said Tract 1, 100' to the west line of said Tract 1, thence run south along the said west line of Tract 1, 71.76' to the Point of beginning. Together with: all of Tract 2, of the REVISED PLAT OF COCHRAN MANOR, Plat book 35, Page 48; except the following: for a Point of beginning commence at a point on the south line of said Tract 2, 980.5' east of the southwest corner of said Tract 2; thence run N66°37'00"E to the Biscayne Canal; thence run SE/ly along Biscayne canal to the south line of said Tract 2; thence west along the said south line of Tract 2 to the Point of beginning. Together with: all of Tract 3, Block 14, JULIA D. TUTTLE SUBDIVISION, Plat book "B", Page 4, lying between the center line of N.E. 6th Avenue and the Biscayne Canal, less the west 35' thereof. Together with: the east 130' of the west 265' of that portion of the south ½ of Lot 4, Block 14, MAP OF SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, Plat book "B," Page 4, lying east of the west line of the SE ¼ of Section 31, Township 52 South, Range 42 East, less the north 18.75' thereof. Together with: the east 100' of the west 135' of that portion of the south ½ of Lot 4, Block 14, MAP OF SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, Plat book "B" at Page 4, lying east of the west line of the SE ¼ of Section 31, Township 52 South, Range 42 East, less the north 18.75' thereof. Together with: the south 18.75' of the north ½ and the north 18.75' of the south ½ of that portion of Lot 4, Block 14, MAP OF SUBDIVISION OF THE PROPERTY OF MRS. JULIA D. TUTTLE, Plat book "B" at Page 4, lying east of the west line of the SE ¼ of Section 31, Township 52 South, Range 42 East and lying west of Biscayne canal (A/K/A: Biscayne Park Canal). Together with: the north 100' of all that part of Lot 4, Block 14, of JULIA D. TUTTLE SUBDIVISION, Plat book "B", Page 4, lying east of the east line of N.E. 6th Avenue, excepting therefrom the west 100' of the north 101.25' and including therewith a 37½' Right-of-Way which runs along the southern side of the above described property from N.E. 6th Avenue to Biscayne Canal. Together with: the east 100' of the west 135' of the north ½ of Lot 4, Block 14, lying east of the E/y right-of-way line of N.E. 6th Avenue, less the south 18.75', of PLAT OF JULIA D. TUTTLE SUBDIVISION, Plat book "B", Page 4. AND: L.B. SUMMERS PROPERTY, Lots 1 & 2 of CORRECTED PLAT OF GOLFOVIEW ESTATES, Plat book 41, Page 58.

LOCATION: 601 N.E. 107 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 14.28 acres

RU-1 (Single-Family Residential)
BU-1 (Business – Neighborhood)
BU-1A (Business – Limited)
RU-4L (Limited Apartment House 23 units/net acre)